



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Hatfield Road, Accrington, BB5 6DF

Offers Over £180,000

AN ENVIABLE THREE BEDROOM SEMI DETACHED FAMILY HOME

This stunning three bedroom semi-detached property is being proudly welcomed to the market in a highly sought after area of Accrington. With off-road parking, detached garage, stunning gardens with enviable views, two reception rooms, a modern fitted kitchen, three good sized bedrooms, this property is the perfect home for a growing family. Situated conveniently close for accessing good schools, local amenities, bus routes and major motorway links, the property comprises briefly; a welcoming entrance hallway houses a staircase to the first floor and a door leads to a spacious reception room. The reception room has a door leading to a dining room which opens up to a contemporary kitchen diner. The stunning kitchen diner has gloss wall and base units, integrated appliances and UPVC double glazed sliding doors lead out to the rear. The first floor landing has doors to three generously sized bedrooms and a modern three piece bathroom.

Externally there is a garden to the rear with block paving, bedding and shared access to a detached garage. To the front there is a driveway providing off-road parking for numerous vehicles.

For further information, or to arrange a viewing, please contact our Accrington office at your earliest convenience.

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Offers Over £180,000



- Council Tax Band C
 - Two Reception Rooms
 - Driveway For Off Road Parking
 - EPC Rating TBC
- Three Well Proportioned Bedrooms
 - Stunning Modern Fitted Kitchen
 - Detached Garage
- Tenure Leasehold
 - Three Piece Bathroom Suite
 - Extensive Rear Garden

Ground Floor

Entrance

UPVC double glazed door leads to the porch.

Porch

4'4 x 3'6 (1.32m x 1.07m)

UPVC double glazed window, tiled flooring and a UPVC double glazed frosted door leads to the hall.

Hall

3'8 x 3'5 (1.12m x 1.04m)

Central heating radiator, stairs to the first floor and a hardwood single glazed frosted door leads to the reception room.

Reception Room

16'7 x 12'8 (5.05m x 3.86m)

UPVC double glazed bow window, central heating radiator, gas fire with a granite effect hearth and surround, coving to the ceiling, dado rail, television point and a hardwood single glazed door leads to the dining room.

Dining Room

16'7 x 9'9 (5.05m x 2.97m)

Cast iron multi-fuel burner with a tiled hearth and surround, a range if cream wall and base units, wood effect surfaces, coving to the ceiling, spotlights, solid oak flooring, under-stairs storage with the boiler enclosed (boiler is three months old) and an opening leads to the kitchen.

Kitchen

16'7 x 10' (5.05m x 3.05m)

UPVC double glazed window, upright central heating radiator, a range of gloss wall and base units, solid wood and Corian work surfaces, granite one and half sink with a mixer tap, integrated Neff electric double combination oven and a warming drawer, integrated fridge freezer, integrated washing machine, integrated dishwasher, spotlights, solid oak flooring and UPVC double glazed sliding doors lead to the rear.

First Floor

Landing

6'7 x 5'11 (2.01m x 1.80m)

UPVC double glazed frosted window, loft access and doors lead to the bathroom and to three bedrooms.

Bedroom One

13' x 10'4 (3.96m x 3.15m)

UPVC double glazed window, central heating radiator and fitted storage.

Bedroom Two

11' x 10'4 (3.35m x 3.15m)

UPVC double glazed window, central heating radiator and coving to the ceiling.

Bedroom Three

7'3 x 5'11 (2.21m x 1.80m)

UPVC double glazed window, central heating radiator and coving to the ceiling.

Bathroom

9'11 x 5'11 (3.02m x 1.80m)

UPVC double glazed frosted window, chrome heated radiator, three piece suite comprises: a panelled bath with direct feed shower, dual flush WC, pedestal wash basin with mixer tap, fully-tiled elevations, extractor fan, spotlights and tiled flooring with under-floor heating.

External

Front

A driveway providing off-road parking for numerous vehicles.

Rear

Enclosed block paved garden with decking, bedding and shared access to the detached garage.

